



CITY OF LODI COUNCIL COMMUNICATION

AGENDA TITLE: Adopt Resolution Authorizing City Manager to Execute Contract for Standby Generator Maintenance and Repair with Holt of California, of West Sacramento (\$35,710)

MEETING DATE: May 4, 2011

PREPARED BY: Public Works Director

RECOMMENDED ACTION: Adopt resolution authorizing City Manager to execute contract for standby generator maintenance and repair with Holt of California, of West Sacramento, in the amount of \$35,710.

BACKGROUND INFORMATION: The City of Lodi owns and operates 22 emergency standby generator sets that range in size from six kW to two mW. The generators are located at facilities where operation during extended power outages is necessary to maintain public health and/or safety.

Examples of these facilities include fire stations, water wells, sanitary lift stations and the police station.

Over the past several years, staff has been unable to keep up with the preventative maintenance requirements associated with the emergency generator sets. The lack of preventative maintenance could result in serious and more-costly repairs, unreliable operation, and greater downtime. In order to minimize downtime and maximize reliability and facility life, staff recommends contracting the standby generator maintenance and repair to an outside vendor.

Specifications for this project were approved on February 16, 2011. The City received one bid for this project on March 28, 2011.


Bidder	Location	Bid
Engineer's Estimate		\$27,000
Holt of California	West Sacramento	\$35,710

The bid received from Holt of California is compliant except for a minor irregularity related to parts replacement frequencies. Since a sole bid was submitted, it *is* in the best interest of the City to award this contract in spite of the irregularity because rebidding will likely result in a higher cost. Staff recommends Council adopt a resolution authorizing the City Manager to execute a contract for the standby generator maintenance and repair with Holt of California, of West Sacramento.

FISCAL IMPACT: By increasing preventative maintenance efforts, the City will realize a reduction in costly repairs and increased reliability of emergency standby generators supporting critical facilities.

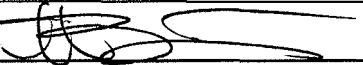
FUNDING AVAILABLE: Funding will come from the Water, Wastewater and Facilities budgets (180451, 170404 103511).


Jordan Ayers
Deputy City Manager/Internal Services Director


F. Wally Sandelin
Public Works Director

Prepared by Lance Roberts, Water/Wastewater Superintendent
cc: Deputy Public Works Director - Utilities

APPROVED:


Konrad Bartlam, City Manager

**CITY OF LODI
STANDBY GENERATOR MAINTENANCE AND REPAIR**

CONTRACT

CITY OF LODI, CALIFORNIA

THIS CONTRACT made by and between the CITY OF LODI, State of California, herein referred to as the "City," and HOLT OF CALIFORNIA, herein referred to as the "Contractor."

W I T N E S S E T H

That the parties hereto have mutually covenanted and agreed, and by these presents do covenant and agree with each other, as follows:

The complete Contract consists of the following documents, on file in the Public Works Department, which are incorporated herein by this reference, to-wit:

Request for Bid
Specifications and Attachment Documents
Pricing Proposal (Contractor Provided Schedule of Values)
Special Provisions
Contract
Contract Bonds
Addenda

All of the above documents, sometimes hereinafter referred to as the "Contract Documents," are intended to cooperate so that any work called for in one and not mentioned in the other is to be executed the same as if mentioned in all said documents.

ARTICLE I - That for and in consideration of the payments and agreements hereinafter mentioned, to be made and performed by the City and under the condition expressed in the two bonds bearing even date with these presents and hereunto annexed, the Contractor agrees with the City, at Contractor's cost and expense, to do all the work, furnish all labor and furnish all the materials except such as are mentioned in the specifications to be furnished by the City, necessary to maintain in a good workmanlike and substantial manner to the satisfaction of the City the proposed maintenance and repair of standby generators.

ARTICLE II - The City hereby promises and agrees with the Contractor to employ, and does hereby employ, the Contractor to provide all materials and services not supplied by the City and to do the work according to the terms and conditions for the price herein, and hereby contracts to pay the same as set forth in Section 5, Special Provisions, in the manner and upon the conditions above set forth; and the said parties for themselves, their heirs, executors, administrators, successors and assigns, do hereby agree to the full performance of the covenants herein contained.

ARTICLE III - And the Contractor agrees to receive and accept the following prices as full compensation for furnishing all materials and for doing all the work contemplated and embraced in this agreement; also for all loss or damage arising out of the nature of the work aforesaid or

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from the action of the elements, or from any unforeseen difficulties or obstructions which may arise or be encountered in the prosecution of the work until its acceptance by the City, and for all risks of every description connected with the work; also for all expenses incurred by or in consequence of the suspension or discontinuance of work and for well and faithfully completing the work, and the whole thereof, in the manner and according to the Plans and Contract Documents and the requirements of the Engineer under them, to-wit:

Perform the work necessary to maintain 22 standby generators and other incidental and related work in accordance with these specifications. An additional bid item for standby generator repair is a separate bid. This item may be awarded for the full year, a partial year or not at all. The standby generators to be maintained are shown in the Appendix of the Specifications for Generator Maintenance and Repair 201 1/2012.

Stand-by Generator Maintenance Service

Project includes a total of two (2) Level 1 inspections per year at 180-day intervals, plus one (1) annual Level 2 inspection as described below.

A: PREVENTIVE MAINTENANCE

Inspect each stand-by generator and perform necessary Level 1 preventive maintenance as described in Section 6 Generator Inspection procedures. The contract item Unit Price A is for one inspection, based on two (2) inspections per year at 180-day intervals.

B: PREVENTIVE MAINTENANCE

Inspect each standby generator and perform Level 2 preventive maintenance and inspection as described in Section 6, Generator Inspection Procedures. The contract item Unit Price B is for one inspection per year, with a Level 2 inspection at start of contract and additional Level 2 inspections as requested, but no less than once (1) per year.

C: REPAIR

As needed, perform necessary repair

Maintenance Contract Items	Generator Specifications						Unit Price A, Preventative Maintenance (Level 1) Inspection, Price Per Inspection	Unit Price B, Annual (Level 2) Inspection, Price Per Inspection
LOCATION	YEAR	MAKE	MODEL	FUEL	KW			
Facilities (Emergency Generator)	1988	CAT	580E	DSL	300		\$440.00	\$1,132.00
Firehouse #2	1981	ONAN		DSL	6		\$330.00	\$615.00
Firehouse #3	1975	WISCONSIN KOHLER		PROPANE	7.5		\$330.00	\$615.00
Facilities (Emergency Generator)	1997	CAT OLYMPIAN	CD020	DSL	20		\$330.00	\$615.00

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Maintenance Contract Items	Generator Specifications					Unit Price A, Preventative Maintenance (Level 1) Inspection, Price Per Inspection	Annual (Level 2) Inspection, Price Per Inspection
LOCATION	YEAR	MAKE	MODEL	FIJEL	KW		
Henning Substation	2009	CAT OLYMPIAN	D80-6	DSL	80	\$330.00	\$615.00
Facilities	2003	FORD CUMMINS	COSM11		20	\$330.00	\$615.00
Well 4R	1996	CAT	SN4	DSL	500	\$440.00	\$1,432.00
Well 5	1996	CAT	SR4B	DSL	230	\$390.00	\$1,032.00
Well 7	1995	CAT	SR4B	DSL	300	\$440.00	\$1,132.00
Well 9	1995	CAT	SR4B	DSL	250	\$390.00	\$1,032.00
Well 13	1969	GM		DSL	100	\$330.00	\$615.00
Well 16	1995	CAT	SR4B	DSL	300	\$440.00	\$1,132.00
Well 21	2001	CAT	SR4B	DSL	230	\$390.00	\$1,032.00
Well 22	2005	OLYMPIAN	D150P6	DSL	150	\$390.00	\$932.00
White Slough	2005	CAT	SR414V	DSL	2000	\$532.00	\$2,575.00
Harney Lane Lift Station	2003	FORD OLYMPIAN	G8043 1	NG	75	\$330.00	\$615.00
Mokelumne Village Lift Station	2003	FORD OLYMPIAN	G20F3	NG	20	\$330.00	\$615.00
North/East Lift Station	1983	WHITE KOHLER	30RHZ02-10 KW	NG	10	\$330.00	\$615.00
Peterson Park Storm Pump Station & Lift Station	1986	FORD KOHLER	20RZ-20KW		20	\$330.00	\$615.00
Rivergate Sewer Lift Station	2003	FORD OLYMPIAN	G20F3	CNG	20	\$330.00	\$615.00
Tienda Lift Station	1998	FORD OLYMPIAN	98A00423A		30	\$330.00	\$615.00
Woodlake Sanitary Lift Station	1986	FORD ONAN	20OES15R/24164B	NG	20	\$330.00	\$615.00
SUBTOTAL (ALL SITES AT ONE MAINTENANCE INSPECTION EACH)						\$8,142.00	\$19,426.00
SUBTOTAL A X 2 INSPECTIONS						\$16,284.00	
TOTAL						\$16,284.00	\$19,426.00
GRAND TOTAL A + R						\$35,710.00	
Labor and material mark-up for repairs beyond Preventive Maintenance as defined in Section 6. DO NOT include in bid tabulations above.							

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Maintenance Contract Items	Generator Specifications					Unit Price A, Preventative Maintenance (Level 1) Inspection, Price Per Inspection	Unit Price B, Annual (Level 2) Inspection, Price Per Inspection
LOCATION	YEAR	MAKE	MODEL	FUEL	KW		
Repair Items							
GENERATOR REPAIR, LABOR ONLY, PRICE PER HOUR						\$124.00	
GENERATOR REPAIR, LABOR ONLY, PRICE PER HOUR (WEEKENDS)						\$186.00	
GENERATOR REPAIR, LABOR ONLY, PRICE PER HOUR (HOLIDAYS)						\$248.00	
GENERATOR PARTS & MATERIALS MARK-UP (%)						15%	

ARTICLE IV - By my signature hereunder, as Contractor, I certify that I am aware of the provisions of Section 3700 of the Labor Code, which requires every employer to be insured against liability for workers' compensation or to undertake self-insurance in accordance with the provisions of that code, and I will comply with such provisions before commencing the performance of the work of this contract.

ARTICLE V - It is further expressly agreed by and between the parties hereto that, should there be any conflict between the terms of this instrument and the Bid of the Contractor, then this instrument shall control and nothing herein shall be considered as an acceptance of the said terms of said bid conflicting herewith.

ARTICLE VI - The City is to furnish the necessary rights-of-way and easements for the work as specified under the Special Provisions. All labor or materials not mentioned specifically as being done by the City will be supplied by the Contractor to accomplish the work as outlined in the documents.

ARTICLE VII – The Contractor agrees to commence work pursuant to this contract as directed by the City within 15 days of receipt of Notice to Proceed.

WHEN SIGNING THIS CONTRACT, THE CONTRACTOR AGREES TO SUBMIT MONTHLY BILLINGS NO LATER THAN THE 10TH OF EACH MONTH.

IN WITNESS WHEREOF, the parties to these presents have hereunto set their hands the year and date written below.

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CONTRACTOR:

CITY OF LODI

By: _____
Konradt Bartlam, City Manager

By: _____

Date: _____

Title

Attest:

Randi Johl, City Clerk

(CORPORATE SEAL)

Approved as to form:

D. Stephen Schwabauer, City Attorney



RESOLUTION NO. 2011-66

A RESOLUTION OF THE LODI CITY COUNCIL
AUTHORIZING THE CITY MANAGER TO EXECUTE
CONTRACT FOR STANDBY GENERATOR
MAINTENANCE AND REPAIR

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WHEREAS, in answer to notice duly published in accordance with law and the order of this City Council, sealed bids were received and publicly opened on March 28, 2011, at 11:00 a.m., for standby generator maintenance and repair described in the specifications therefore approved by the City Council on February 16, 2011; and

WHEREAS, said bids have been checked and tabulated and a report thereof filed with the City Manager as follows:

Bidder	Bid
Holt of California	\$35,710.00

WHEREAS, staff recommends awarding the contract for standby generator maintenance and repair to the sole bidder, Holt of California, of West Sacramento, California, in the amount of \$35,710.

NOW, THEREFORE, BE IT RESOLVED that the Lodi City Council does hereby authorize the City Manager to execute the contract for standby generator maintenance and repair with the sole bidder, Holt of California, of West Sacramento, California, in the amount of \$35,710.

Dated: May 4, 2011

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I hereby certify that Resolution No. 2011-66 was passed and adopted by the City Council of the City of Lodi in a regular meeting held May 4, 2011, by the following vote:

AYES: COUNCIL MEMBERS – Hansen, Katzakian, Mounce, Nakanishi, and Mayor Johnson

NOES: COUNCIL MEMBERS – None

ABSENT: COUNCIL MEMBERS – None

ABSTAIN: COUNCIL MEMBERS – None


RANDI JUHL
City Clerk